



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Consider the Planning Commission's Recommendation to Approve General Plan Amendment GP LU 95-1 Consisting of the following:

1. request of Chris R. Keszler and Fred Baker to redesignate the parcels at 451 East Turner Road (APN's 015-230-36 and 38) from PR, Planned Residential, to LDR, Low Density Residential;
2. requests of J. Jeffrey Kirst and Angelo Parisi to redesignate the parcels at 3921 and 3953 East Harney Lane (APN's 062-290-10 and 11) from NCC, Neighborhood/Community Commercial to LDR, Low Density Residential, and to redesignate a portion of the parcel at 3883 East Harney Lane (APN 062-290-09) from NCC, Neighborhood Community Commercial, to LDR, Low Density Residential, and HDR, High Density Residential. with NCC, Neighborhood/Community Commercial on the remainder

MEETING DATE: April 19, 1995

PREPARED BY: Community Development Director

RECOMMENDED ACTION: that the City Council conduct a public hearing to consider the Planning Commission's recommendation to approve General Plan Amendment GP LU 95-1 consisting of the following:

1. request of Chris R. Keszler and Fred Baker to redesignate the parcels at 451 East Turner Road (APN's 015-230-36 and 38) from PR, Planned Residential, to LDR, Low Density Residential;
2. parcels at 3921 and 3953 East Harney Lane (APN's 062-290-10 and 11) from NCC, Neighborhood/Community Commercial to LDR, Low Density Residential, and to redesignate a portion of the parcel at 3883 East Harney Lane (APN 062-290-09) from NCC, Neighborhood Community Commercial, to LDR, Low Density Residential, and HDR, High Density Residential. with NCC, Neighborhood/Community Commercial on the remainder.

BACKGROUND INFORMATION: The Keszler/Baker portion of this General Plan Amendment consists of two parcels containing 32.66 acres on the north side

APPROVED: _____

Thomas A. Peterson

THOMAS A. PETERSON
City Manager



recycled paper

of Turner Road, east and south of the Woodbridge Irrigation District canal and westerly of Woodhaven Drive. The request is being made for two reasons: (1) to make the area eligible to compete for growth management allocations this year and (2) to serve as the first step in the annexation process.

The rezoning of the Keszler/Baker parcels is necessary (1) to make it consistent with the General Plan should the City Council approve the General Plan Amendment and (2) in order to fulfil the rezoning requirement of the Local Agency Formation Commission (LAFCO).

The Kirst/Parisis portion of the General Plan Amendment will reduce a 17.52 acre neighborhood commercial site to 1.2 acres which will provide for a convenience store. The elimination of the neighborhood shopping center would be considered a plus for downtown revitalization. The remaining 16 plus acres will be devoted to single and multiple family uses.


Again, the rezoning of the Kirst/Parisis area is necessary for General Plan consistency and to begin the LAFCO annexation process.

The staff is recommending that the Keszler/Baker and Kirst/Parisis General Plan items be combined in order to save a General Plan Amendment. The City is allowed four General Plan Amendments per year under current state law.

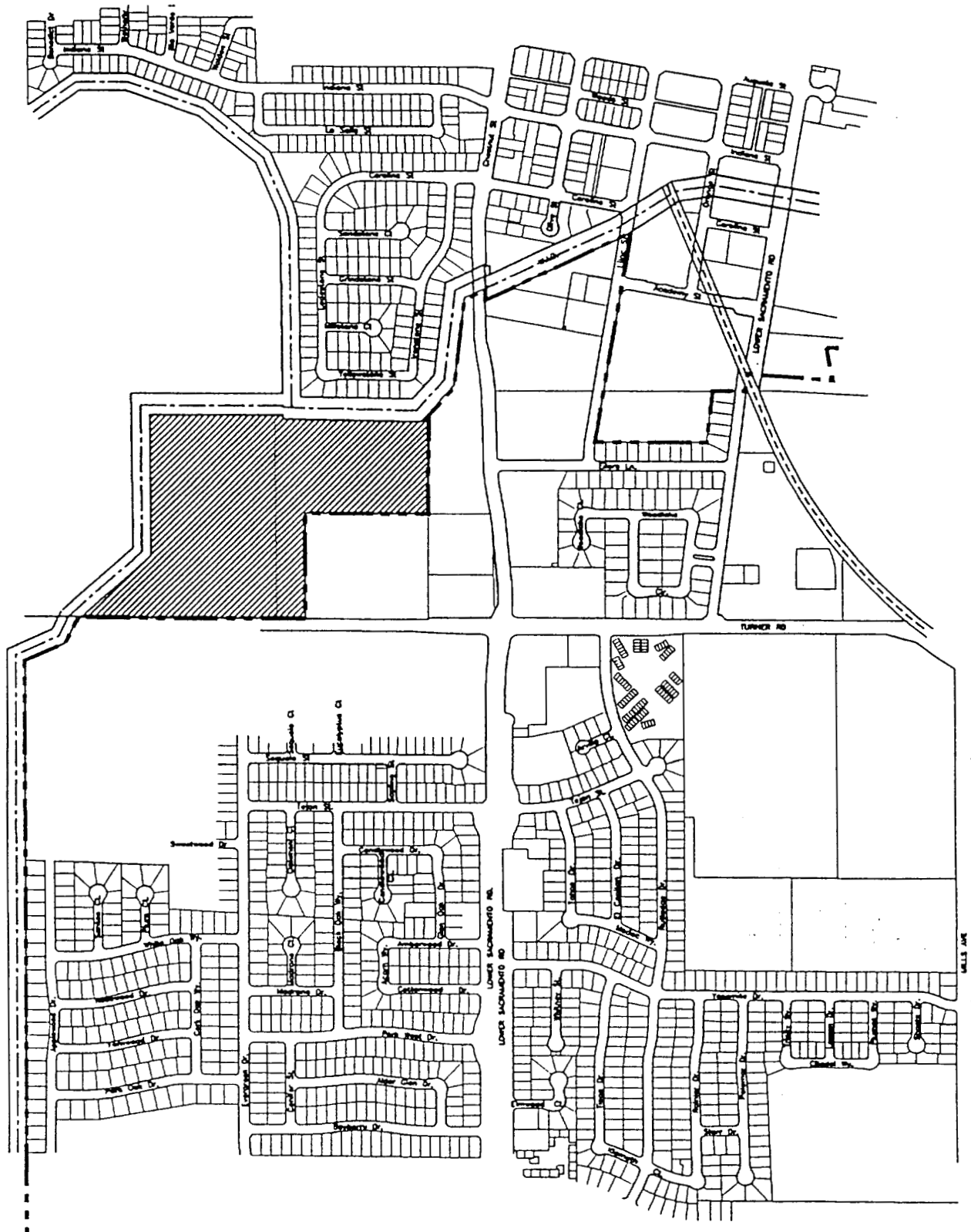
It is suggested that if the City Council wishes to approve the above requests that the following procedures be followed:

1. Certify Negative Declaration for Keszler/Baker;
2. Certify Negative Declaration for Kirst/Parisis;
3. Approve General Plan Amendment GP LU 95-1;
4. Approve Keszler/Baker rezoning; and
5. Approve Kirst/Parisis rezoning.

FUNDING: Application Fees.


James B. Schroeder
Community Development Director

BRIDGETOWN REORGANIZATION



FUTURE STREET

RICHARDS
520' ±
RANCH

RESIDENTIAL LOW
DENSITY

FUTURE
R/W

FUTURE
STREET

FUTURE
STREET

STREET

265' ±

60'

PROPOSED

STREET 60'

RESIDENTIAL
LOW DENSITY

PROPOSED
R/W

220' ±
240' ±

RESIDENTIAL
HIGH DENSITY

240' ±

R/W

240' ±

RESIDENTIAL
LOW DENSITY

STREET

55'

PROPOSED

RESIDENTIAL LOW DENSITY

792' ±

NEIGHBORHOOD
COMMERCIAL

240' ±

FUTURE

267' ±
247' ±

FUTURE R/W

240' ±

260' ±

PROPOSED
R/W

260' ±

260' ±

PROPOSED
R/W

25' 25' 20'

LANE

520' ±

HARNEY

SCALE: 1" = 100'

PROPOSED DEVELOPMENT PLAN

JUSTIFICATION OF REQUEST

It is my belief that a commercial parcel of this size is not economically viable in this location and will not be until development occurs South of Harney Lane.

17.4 acres of the Richards Ranch area has been taken up in proposed Park and School Sites.

The neighborhood commercial site at Harney and Hutchins took many years to fill up even though that traffic count and adjacent population exceeds what is projected for this vicinity.

A new apartment site is needed in this town much more than more commercial property.

CITY COUNCIL

STEPHEN J. MANN, Mayor
DAVID P. WARNER
Mayor Pro Tempore
RAY G. DAVENPORT
PHILLIP A. PENNINO
JACK A. SIEGLOCK

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 333-6711
FAX (209) 333-6718

THOMAS A. PETERSON
City Manager
JENNIFER M. PERRIN
City Clerk
BOB McNATT
City Attorney

February 28, 1995

Mr. J. Jeffrey Kirst
P.O. Box 1259
Woodbridge, CA 95258

Dear Jeff::

RE: Thayer Property
3921 and 3953 East Harney Lane
APN's 062-290-10 and 11

At its meeting of Monday, February 27, 1995 the Lodi City Planning Commission recommended that the City Council take the following actions:

1. Approve the request of J. Jeffrey Kirst on behalf of Walter and Joann Thayer for a General Plan Amendment to redesignate the parcels at 3921 and 3953 East Harney Lane (APN's 062-290-10 and 11) from NCC, Neighborhood/Community Commercial to LDR, Low Density Residential,
2. Approve the request of J. Jeffrey Kirst on behalf of Walter and Joann Thayer to prezone the parcels at 3921 and 3953 East Harney Lane (APN's 062-290-10 and 11) to R-2, Single-Family Residential.
3. Certify the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation on the above projects

The above recommendations are being forwarded to the City Council for final hearing and action. Ms. Jackie Taylor, Deputy City Clerk, will inform you of the time and place of the Council's public hearing.

Sincerely,



JAMES B. SCHROEDER
Community Development Director

cc: Deputy Clerk
Walter and Joann Thayer



DECLARATION OF MAILING

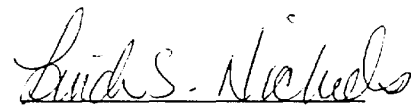
On March 16, 1995 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on March 16, 1995, at Lodi, California.

Jacqueline L. Taylor
Acting City Clerk


Linda S. Nichols
Deputy City Clerk



CITY OF LODI

Carnegie Forum
305 West Pine Street, Lodi

NOTICE : PUBLIC HEARING

Date: April 19, 1995

Time: 7:00 p.m.

For information regarding this notice please contact:

Jennifer M. Perrin
City Clerk
Telephone: (209) 333-6702

NOTICE OF PUBLIC HEARING

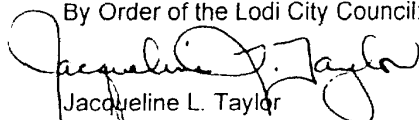
NOTICE IS HEREBY GIVEN that on **Wednesday, April 19, 1995** at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a Public Hearing to consider the following matter:

- a) Planning Commission recommendations to approve General Plan Amendment GP LU 95-1 consisting of the following:
 - request of Chris R. Keszler and Fred Baker to redesignate the parcels at 451 East Turner Road (APN'S 015-230-36 AND 38) from PR, Planned Residential, to LDR, Low Density Residential; and
 - to certify the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation on the above project.

Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

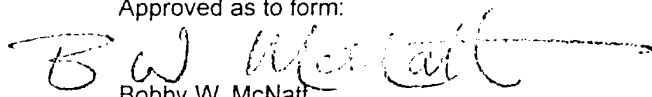
If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the Public Hearing.

By Order of the Lodi City Council:


Jacqueline L. Taylor
Acting City Clerk

Dated: March 16, 1995

Approved as to form:


Bobby W. McNatt
City Attorney

PUBLIC HEARING LIST

BRIDGE II

MAILING LIST FOR: <u>Bridgeport # GPA, Prezone & Annexation</u>		FILE #		
AP#	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP
015330-31	Chris Kresler, et al	317 W. Lodi Ave	Lodi CA	95340
-38	"	"	"	"
-39	"	"	"	"
-34	Wine & Roses Country Inn	2505 W. Turner Rd	Lodi CA	95342
-35	"	"	"	"
-32	Bridgehaven Ptp.	2115 AVENUE AVE.	Lodi CA	95340
-02	Woodbridge Irrigation Dist.	18777 N Lodi Sacramento Rd	Woodbridge CA	95358
-330-01	Sumiko Mikami Tr	51 E TURNER RD	Lodi CA	95340
-02	Steven N Jordan Estate et al	Nicholas S. Jordan 2347 Maryal.	or Sacramento	95824
331-30	Donald C & Cheryl K Hawinger	18381 N Lodi Stone St	Woodbridge	95358
-31	John M & Denise Annalea	18363 "	"	"
-32	Robby W & M H McNatt	448 E Yellowstone St	"	"
-33	David & Dinah Bortner	454 "	"	"
-34	Elizabeth E Ellis	478 "	"	"
-35	C E Harrison Tr et al	502 "	"	"
-36	Appette Druthit Tr.	526 "	"	"
-37	Frank H & Janet L. Verandt	550 "	"	"
-38	James III & J A Rankin	574 "	"	"
-39	Edward K & Kim Annunzio	598 "	"	"
-40	Larry V & Laura Mardt L	M Development PO Box 52	Lodi	95341
-41	John A & Dorita Caprinza	18376 Ironstone St	Woodbridge, CA	95358
-06	Clinton M & TT Yamagata	611 E Yellowstone	"	"
-07	Adelbert & M Eggleston	581 "	"	"
-08	Benny & Nancy Hitt	557 "	"	"
-09	Larry A & Nancy Garrison	533 "	"	"
-10	Gerold L & Janet B Fish	509 "	"	"
-11	John & Jennifer Prose	485 "	"	"
-12	George R & Judy Spror	18373 N Lodi Stone St	"	"
024-080-81	Bruce P & Helen H Towne	PO Box 185	Walnut Grove	95690
-73	"			



DECLARATION OF MAILING

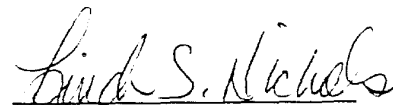
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Executed on March 16, 1995, at Lodi, California.

Jacqueline L. Taylor
Acting City Clerk


Linda S. Nichols
Deputy City Clerk



CITY OF LODI

Carnegie Forum
305 West Pine Street, Lodi

NOTICE PUBLIC HEARING

Date: April 19, 1995

Time: 7:00 p.m.

For information regarding this notice please contact:

Jennifer M. Perrin

City Clerk

Telephone: (209) 333-6702

NOTICE OF PUBLIC HEARING

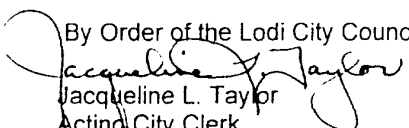
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- a) Planning Commission recommendations to approve General Plan Amendment GP LU 95-1 consisting of the following:
 - requests of Jeffrey Kirst and Angelo Parisi to redesignate the parcels at 3921 and 3953 East Harney Lane (APN's 062-290-10 and 11) from NCC, Neighborhood/Community Commercial to LDR, Low Density Residential, and to redesignate a portion of the parcel at 3883 East Harney Lane (APN 062-290-09) from NCC, Neighborhood/Community Commercial to LDR, Low Density Residential, and HDR, High Density Residential, with NCC Neighborhood/Community Commercial on the remainder.
 - to certify the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation on the above project.

Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

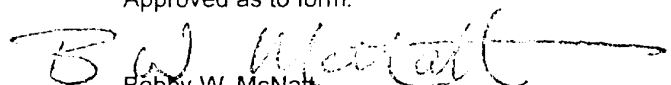
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By Order of the Lodi City Council:


Jacqueline L. Taylor
Acting City Clerk

Dated: March 16, 1995

Approved as to form:


Bobby W. McNatt
City Attorney

THAYER

Kirst-
Paris
Thayer

ORDINANCE NO. 1614

AN ORDINANCE OF THE LODI CITY COUNCIL
AMENDING THE LAND USE ELEMENT OF THE LODI GENERAL PLAN BY
REDESIGNATING THE PARCELS LOCATED AT 451 EAST TURNER ROAD
(APN'S 015-230-36 AND 38) FROM PR, PLANNED RESIDENTIAL TO LDR, LOW
DENSITY RESIDENTIAL; AND REDESIGNATING THE PARCELS LOCATED
AT 3921 AND 3953 EAST HARNEY LANE (APN'S 062-290-10 AND 11) FROM
NCC, NEIGHBORHOOD/COMMUNITY COMMERCIAL TO LDR, LOW DENSITY
RESIDENTIAL AND TO REDESIGNATE A PORTION OF THE PARCEL AT 3883
EAST HARNEY LANE (APN 062-290-09) FROM NCC,
NEIGHBORHOOD/COMMUNITY COMMERCIAL TO LDR, LOW DENSITY
RESIDENTIAL AND HDR, HIGH DENSITY RESIDENTIAL, WITH NCC
NEIGHBORHOOD/COMMUNITY COMMERCIAL ON THE REMAINDER

BE IT ORDAINED BY THE LODI CITY COUNCIL AS FOLLOWS:

Section 1. The Land Use Element of the Lodi General Plan is hereby amended by redesignating the parcels located at 451 East Turner Road (APN's 015-230-36 and 38) from PR, Planned Residential to LDR, Low Density Residential, as shown on the Vicinity Map, on file in the office of the Lodi City Clerk.

Section 2. The Land Use Element of the Lodi General Plan is hereby amended by redesignating the parcels located at 3921 and 3953 East Harney Lane (APN's 062-290-10 and 11) from NCC, Neighborhood/Community Commercial to LDR, Low Density Residential and to redesignate a portion of the parcel at 3883 East Harney lane (APN 062-290-09) from NCC, Neighborhood/Community Commercial to LDR, Low Density Residential and HDR, High Density Residential, with NCC, Neighborhood/Community Commercial on the remainder, as shown on the Vicinity Map, on file in the office of the Lodi City Clerk.

Section 3. BE IT FURTHER ORDAINED, that the Lodi City Council hereby severs Section 1 and Section 2 above, for purposes of recording separately Council's vote on each section, and as certified to below by the City Clerk.

Section 4. All ordinances and parts of ordinances in conflict herewith are repealed insofar as such conflict may exist.

Section 5. This ordinance shall be published one time in the "Lodi News Sentinel", a daily newspaper of general circulation printed and published in the City of Lodi and shall be in force and take effect thirty days from and after its passage and approval.

Approved this ____ day of _____, 1995

STEPHEN J. MANN
Mayor

Attest:

JACQUELINE A. TAYLOR
Acting City Clerk

State of California
County of San Joaquin, ss.

I, Jacqueline L. Taylor, Acting City Clerk of the City of Lodi, do hereby certify that Ordinance No.1614 was introduced at a regular meeting of the City Council of the City of Lodi held April 19, 1995 and was thereafter passed, adopted and ordered to print at a regular meeting of said Council held _____, 1995 by the following separate vote for:

Section 1. The Land Use Element of the Lodi General Plan is hereby amended by redesignating the parcels located at 451 East Turner Road (APN's 015-230-36 and 38) from PR, Planned Residential to LDR, Low Density Residential, as shown on the Vicinity Map, on file in the office of the Lodi City Clerk (Bridgetown II project).

Ayes: Council Members -

Noes: Council Members -

Absent: Council Members -

Abstain: Council Members -

Section 2. The Land Use Element of the Lodi General Plan is hereby amended by redesignating the parcels located at 3921 and 3953 East Harney Lane (APN's 062-290-10 and 11) from NCC, Neighborhood/Community Commercial to LDR, Low Density Residential and to redesignate a portion of the parcel at 3883 East Harney lane (APN 062-290-09) from NCC, Neighborhood/Community Commercial to LDR, Low Density Residential and HDR, High Density Residential, with NCC, Neighborhood/Community Commercial on the remainder, as shown on the Vicinity Map, on file in the office of the Lodi City Clerk (Thayer project).

Ayes: Council Members -

Noes: Council Members -

Absent: Council Members -

Abstain: Council Members -

I further certify that Ordinance No. 1614 was approved and signed by the Mayor on the date of its passage and the same has been published pursuant to law.

JACQUELINE L. TAYLOR
Acting City Clerk

Approved as to Form:

BOB W. McNATT
City Attorney

April 6, 1995



RECEIVED
95 APR 12 PM 5:14
WINNIE H. PERAIN
CITY CLERK
CITY OF LODI

Honorable Mayor & City Council
City of Lodi
P.O.Box 3006
Lodi CA 95241-1910

RE: GPA-LU-95-1

Mr. Mayor:

It has come to our attention that the Lodi City Council will be taking under advisement the above referenced Amendment to the General Plan. A portion of this GPA includes the requests by Mr. Jeffrey Kirst and Mr. Angelo Parisi to redesignate a portion of the parcel located at 3883 East Harney Lane from NCC, Neighborhood Community Commercial to LDR, Low Density Residential and HDR, High Density Residential.

As business owners located within one block of the proposed development, we would urge the Council to take into consideration our opposition to the redesignation of this parcel to include HDR - in addition to NCC.

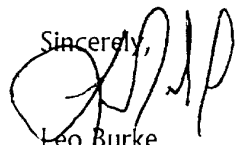
Our current business sites were chosen specifically for their locations in a Commercial area, away from residents that would be bothered by our business hours and associated industry hazards. The nature of our businesses necessitates odd and varied hours- loading and unloading large trucks in the middle of the night and related shop noises.


To alter the zoning of the surrounding areas, after our businesses have been established, and subject our buildings and vehicles to increased exposure of graffiti and vandalism- problems commonly associated with HDR and NCC areas - places an unfair hardship on the existing business owners. Our large trucks and all night operating hours are NOT compatible with either small children or residential quiet hours, and subjecting future residents to our industry noises and hazards is equally unfair to them.

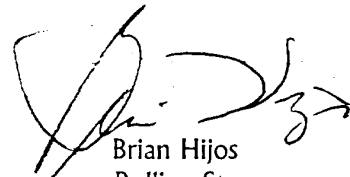
Although we can not, in fairness to the requesting property owners, ask that the parcels included in this proposal be kept from development at this time, we very strongly urge the Council to consider with all gravity our protest that this redesignation NOT include any HDR or NCC areas. If this area must be zoned residential, the LOWEST density possible is the only fair and equitable decision for all parties concerned. Only by limiting the exposure prior to development can future conflicts also be limited.

Thank you for your fair consideration of our existing situation.

Sincerely,


Leo Burke
Lights West
2475 Maggio Circle


John MacGregor
J.M.Video Productions
2491 Maggio Circle


Brian Hijos
Rolling Stages
2491 Maggio Circle

PH-1

SNYDER CONSTRUCTION
2429 S. STOCKTON ST. #2
LODI, CA 95240
STOCKTON (209) 931-3812 LODI (209) 367-4142
FAX (209) 367-0835
LICENSE # 444288

April 18, 1995

Honorable Mayor & City Council
City of Lodi
P. O. Box 3006
Lodi, CA 95241-1910

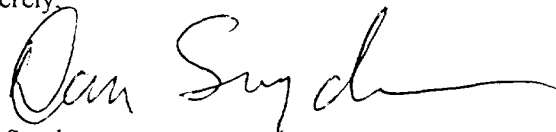
RE: GPA-LU-95-1

I am unable to attend the city council meeting on April 19, 1995 to discuss re-zoning of the parcel located at 3883 East Harney Lane. I am in opposition of redesignation of this parcel from NCC, Neighborhood Community Commercial to LDR, Low Density Residential and HDR, High Density Residential. I have reviewed the letter submitted by Mr. Leo Burke, Mr. John MacGregor, and Mr. Brian Hijos; the concerns and comments stated in the document articulate my opinion and I support their efforts.

I will be open to any communication from anyone involved regarding this issue.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Dan Snyder". The signature is fluid and extends to the right with a long horizontal stroke.

Dan Snyder,
Snyder Construction

April 6, 1995



Honorable Mayor & City Council
City of Lodi
P.O.Box 3006
Lodi CA 95241-1910

RE: GPA-LU-95-1

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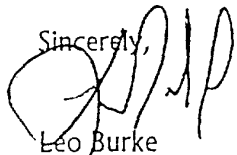
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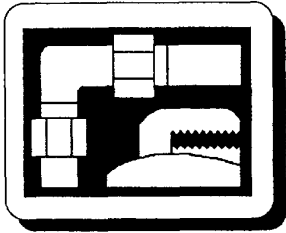
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Sincerely,


Leo Burke
Lights West
2475 Maggio Circle


John MacGregor
J.M.Video Productions
2491 Maggio Circle


Brian Hijos
Rolling Stages
2491 Maggio Circle



SECO PLUMBING, INC.

2405 S. STOCKTON STREET, SUITE 1, LODI, CA. 95240
(209) 333-1777, FAX: (209) 333-2685
CALIFORNIA STATE CONTRACTORS LICENSE NUMBER 580678

DATE: April 18, 1995
FROM: Tim D. Simpson
TO: Honorable Mayor & City Council
RE: Re-Zoning Parcel at 3883 East Harney lane, Lodi, CA

I am unable to attend the council meeting on April 19 to discuss this re-zoning. My business is located very close to this parcel. I would like it know that I oppose the change in zoning to high density apartments. The letter to the Mayor from Leo Burke, John McGregor, and Brian Hijos articulate my opinion and I support their efforts.

I would be open to any communication from anyone involved regarding this issue.

Thank you for the opportunity to express my concern.

Sincerely,

Tim D. Simpson

President, Seco Plumbing, Inc.

**F
&
S**

CONSTRUCTION CORPORATION

COMPLETE DRYWALL PRODUCTION

DATE: April 18, 1995

FROM: Mike Haas

TO: Honorable Mayor & City Council

RE: Re-Zoning Parcel at 3883 East Harney lane, Lodi, CA

I am unable to attend the council meeting on April 19 to discuss this re-zoning. My business is located very close to this parcel. I would like it known that I oppose the change in zoning to high density apartments. The letter to the Mayor from Leo Burke, John McGregor, and Brian Hijos articulate my opinion and I support their efforts.

I would be open to any communication from anyone involved regarding this issue.

Thank you for the opportunity to express my concern.

Sincerely,

Mike Haas

A handwritten signature in black ink, appearing to read 'Mike Haas', written over a horizontal line.

Sec./Tres.

PETITION

OPPOSITION TO GPA-LU-95-1 - REZONING TO INCLUDE HDR AND NCC AREAS WITHIN CLOSE PROXIMITY TO EXISTING STOCKTON ST / MAGGIO BUSINESSES

We, the undersigned, do protest the proposed redesignation of parcels under GPA-LU-95-1 to include HDR, HIGH DENSITY RESIDENTIAL and NCC, NEIGHBORHOOD COMMUNITY COMMERCIAL. We urge Mayor Stephen Mann and all Lodi City Council Members to heed our herein documented opposition:

1. Signature Harry Campbell Date 4-12-95
Print Name Harry Campbell Address 2478 Maggio Circle
2. Signature T.W. Mackenzie Date 4/12/95
Print Name T.W. MACKENZIE Address 2478 B MAGGIO CIRCLE
3. Signature Jeff Bowles Date 4/12/95
Print Name Jeff Bowles Address 2395 Maggio
4. Signature Stennett P. Bell Date 4/12/95
Print Name STENNETT P BELL Address 2370 MAGGIO CIR
5. Signature Rose Terra Date 4-12-95
Print Name ROSE TERRA Address 2370 MAGGIO CIRCLE
6. Signature Maureen Perez Date 4-12-95
Print Name Maureen Perez Address 2395 Maggio Cir.
7. Signature JoAnn Hewitt Date 4/12/95
Print Name JoAnn Hewitt Address 2370 Maggio Cir #3
8. Signature Jeffrey W Barnes Date 4-12-95
Print Name Jeffrey Barnes Address 2379 A Maggio

9. Signature Shelley Olsen Date April 12, 1995
Print Name SHELLEY OLSEN Address 2379 MAGGIO CIRCLE # F LODI
10. Signature Connie Gooden Date 4-12-95
Print Name CONNIE GOODEN Address 2363 MAGGIO CIRCLE
11. Signature Brent Workman Date 4-12-95
Print Name BRENT Workman Address 2363 MAGGIO CR.
12. Signature Alice Mayer Date 2363 Maggio Circle
Print Name ALEX MAYER Address 4-12-95
13. Signature Mary McCarthy Date 4/12/95
Print Name MARY M'CARTHY Address 2363 MAGGIO CR.
14. Signature Gaby Koepplin Date 4-12-95
Print Name GABY KOEPPLIN Address 2347 MAGGIO CR.
15. Signature Tim D. Simpson Date 4-12-95
Print Name Tim D. Simpson Address 2405 S. STOCKTON ST., #1
16. Signature P. Kelley Date 4-11-95
Print Name P. KELLEY Address 2429 SO. STOCKTON ST #4
17. Signature Michael R. Haas Date 4.12.95
Print Name MICHAEL R. HAAS Address 2441 S. STOCKTON ST #1

PETITION

OPPOSITION TO GPA-LU-95-1 - REZONING TO INCLUDE HDR AND NCC
AREAS WITHIN CLOSE PROXIMITY TO EXISTING STOCKTON ST /
MAGGIO BUSINESSES

We, the undersigned, do protest the proposed redesignation of parcels under GPA-LU-95-1 to include HDR, HIGH DENSITY RESIDENTIAL and NCC, NEIGHBORHOOD COMMUNITY COMMERCIAL. We urge Mayor Stephen Mann and all Lodi City Council Members to heed our herein documented opposition:

1. Signature David G. Fritz Date 4-13-95

Print Name David G. Fritz Address 2501 S. Stockton St.

2. Signature Peter J. Wick Date 4/13/95

Print Name Peter J. Wick Address 2499 S. Stockton St.

3. Signature Tam Van Do Date 4-13-95

Print Name TAM VAN DO Address 237 DUNSMUIR DR

4. Signature Gail Varner Date 4-15-95

Print Name GAIL K. Varner Address 13475 N. Stockton St.

5. Signature Andrew Nawro Date 4-15-95

Print Name ANDREW NAWRO Address 13409 N. STOCKTON ST.

6. Signature William E. Griffiths Date 4/15/95

Print Name WILLIAM E. GRIFFITHS Address 13387 N. STOCKTON RD. Lodi

7. Signature Domenico Della Maggiora Date 4-15-95

Print Name DOMENICO-DELLA-MAGGIORA Address N. 13323 N. S. ST.

8. Signature Jackie Schimke Date 4/15/95

Print Name JACKIE SCHIMKE Address 13297 N. STOCKTON ST.

9. Signature Elsie Seeman Date April 15, 1995

Print Name ELSIE SEMAN Address 13275 N STOCKTON

10. Signature Vilma Pelletti Date 4-15-95

Print Name VILMA PELLETTI Address 13167 STOCKTON ST.

11. Signature Aida Kheidi Date 4-17-95

Print Name Aida Kheidi Address 261 ^{Dunsmuir Dr.} ~~DUNSMUIR~~

12. Signature Michael Gonzales Date 4-17-95

Print Name Michael Gonzales Address 255 Dunsmuir Dr

13. Signature Naseem Ali Date 4-17-95

Print Name NASEEM ALI Address 249 Dunsmuir Dr.

14. Signature Dennis Doyle Date 4-17-95

Print Name Dennis Doyle Address 243 Dunsmuir Dr

15. Signature Janis Richardson Date 4-17-95

Print Name Janis Richardson Address 217 Dunsmuir Dr.

16. Signature _____ Date _____

Print Name _____ Address _____

17. Signature _____ Date _____

Print Name _____ Address _____

PETITION

OPPOSITION TO GPA-LU-95-1 - REZONING TO INCLUDE HDR AND NCC
AREAS WITHIN CLOSE PROXIMITY TO EXISTING STOCKTON ST /
MAGGIO BUSINESSES

We, the undersigned, do protest the proposed redesignation of parcels under GPA-LU-95-1 to include HDR, HIGH DENSITY RESIDENTIAL and NCC, NEIGHBORHOOD COMMUNITY COMMERCIAL. We urge Mayor Stephen Mann and all Lodi City Council Members to heed our herein documented opposition:

1. Signature *Alan Maggio* Date 4-17-95
Print Name _____ Address 273 Dunsmuir Dr.
2. Signature *Mrs. Madge Bassett* Date 4/17/95
Print Name MADGE BASSETT Address 283-Dunsmuir Dr.
3. Signature *K.E. Bassett* Date 4/17/95
Print Name Kenneth E. Bassett Address 283 Dunsmuir Dr.
4. Signature *Mr. Mrs. Norman Bell* Date 4-17-95
Print Name MR. MRS. NORMAN BELL Address 278 DUNSMUIR - DRIVE.
5. Signature *Dave Witt* Date 4-17-95
Print Name Dave Witt Address 2052 Squire Way
6. Signature *Don Walter* Date 4/17/95
Print Name DON WALTER Address 2023 S. STOCKTON ST
7. Signature _____ Date _____
Print Name _____ Address _____
8. Signature _____ Date _____
Print Name _____ Address _____



ALLIED DISC GRINDING, INC.

RECEIVED
95 APR 19 PM 4:48

April 17, 1995
JENNIFER M. PERRIN
CITY CLERK
CITY OF LODI
CITY OF LODI

Lodi City Council
City of Lodi
221 West Pine Street
Lodi, CA 95240

Dear Gentlemen:

It has been brought to my attention that you will be considering the following matter at the City Council meeting to be held April 19, 1995:

Planning Commission recommendations to approve a General Plan Amendment that would redesignate the parcels of land located at 3883, 3921, & 3953 E. Harney Lane to Low Density Residential, High Density Residential, and Neighborhood/Community Commercial.

I will be unable to attend the meeting due to a prior commitment, but I would like you to be aware of my viewpoint. As a nearby property and business owner, I feel that making the changes that have been requested would be detrimental to the area. Not only would my employees and others have to contend with additional traffic on South Stockton Street, but the intersection at South Stockton Street and East Harney Lane would have to be much improved. It is already a hazardous intersection; Harney Lane has become a "bypass" of sorts and traffic has increased steadily over the past few years.

My opposition concerns mainly the High Density Residential and Neighborhood/Community Commercial redesignations. I do not wish to encounter further congestion on our city streets, nor do I wish to endure the graffiti and vandalism that unfortunately usually accompanies high density dwellings and the community convenience store or strip mall that is most often built nearby. Nor do I wish to see the value of my property lessened by such developments and their effects on their borders.

It is apparent from speaking to my business neighbors, that many of them also disagree with the proposed plans. I feel that you should also be concerned with not only the wishes of Mr. Kirst and Mr. Parisi, but also those of the many business and property owners who have already chosen this locale as their prime investment not only for themselves but for the benefit of the City of Lodi.

Very truly yours,

Harry L. Campbell
President

HC/lf



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Consider the Planning Commission Recommendation to Certify the Filing of a Negative Declaration by the Community Development Director on the requests of Chris R. Keszler and A. Fred Baker for a General Plan Amendment to redesignate the parcels at 451 East Turner Road (APN's 015-230-36 and 38) from PR, Planned Residential, to LDR, Low Density Residential, and the request of J. Jeffrey Kirst and Angelo Parisi to redesignate the parcels at 3921 and 3953 East Harney Lane (APN's 062-290-10 and 11) from NCC, Neighborhood/Community Commercial to LDR, Low Density Residential, and to redesignate a portion of the parcel at 3883 East Harney Lane (APN 062-290-09) from NCC, Neighborhood Community Commercial, to LDR, Low Density Residential, and HDR, High Density Residential. with NCC, Neighborhood/Community Commercial on the remainder

MEETING DATE: April 19, 1995

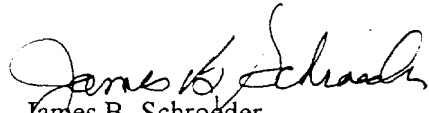
PREPARED BY: Community Development Director

RECOMMENDED ACTION: that the City Council consider the Planning Commission recommendation to certify the filing of a Negative Declaration by the Community Development Director on the requests of Chris R. Keszler and A. Fred Baker for a General Plan Amendment to redesignate the parcels at 451 East Turner Road (APN's 015-230-36 and 38) from PR, Planned Residential, to LDR, Low Density Residential, and the requests of J. Jeffrey Kirst and Angelo Parisi to redesignate the parcels at 3921 and 3953 East Harney Lane (APN's 062-290-10 and 11) from NCC, Neighborhood/Community Commercial to LDR, Low Density Residential, and to redesignate a portion of the parcel at 3883 East Harney Lane (APN 062-290-09) from NCC, Neighborhood Community Commercial, to LDR, Low Density Residential, and HDR, High Density Residential. with NCC, Neighborhood/Community Commercial on the remainder

BACKGROUND INFORMATION: See Council Communication Public Hearing F.1.

FUNDING: Application Fees.

JBS/ck


James B. Schroeder
Community Development Director

APPROVED: 

THOMAS A. PETERSON
City Manager

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CC-1



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Consider Planning Commission's Recommendation to Approve the Request of Chris Keszler and A. Fred Baker to Prezone the Parcels at 451 East Turner Road (APN's 015 -230-36 and 38) to R-1, Single-Family Residential.

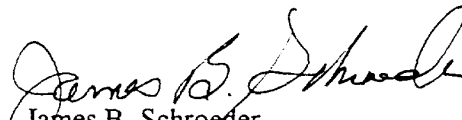
MEETING DATE: April 19, 1995

PREPARED BY: Community Development Director

RECOMMENDED ACTION: that the City Council consider the Planning Commission's recommendation to approve the request of Chris R.Keszler and A. Fred Baker to prezone 451 East Turner Road (APN's 015-230-36 and 38) to R-1, Single-Family Residential.

BACKGROUND INFORMATION: See Public Hearing F.1.

FUNDING: Application Fees.


James B. Schroeder
Community Development Director

JBS/ck

APPROVED. _____



THOMAS A. PETERSON
City Manager



recycled paper

ORDINANCE NO. 1615

AN ORDINANCE OF THE LODI CITY COUNCIL
AMENDING THE OFFICIAL DISTRICT MAP OF THE CITY OF LODI
AND THEREBY PREZONING THE PARCELS LOCATED AT
451 EAST TURNER ROAD (APN'S 015-230-36 AND 38) TO
R-1, SINGLE-FAMILY RESIDENTIAL WITH A CONDITION
RELATING TO SCHOOL FACILITIES FUNDING

BE IT ORDAINED BY THE LODI CITY COUNCIL AS FOLLOWS:

Section 1. The Official District Map of the City of Lodi adopted by Title 17 of the Lodi Municipal Code is hereby amended as follows:

The parcels located at 451 East Turner Road (APN's 015-230-36 and 38) are hereby prezoned to R-1, Single-Family Residential, as shown on the Vicinity Map, on file in the office of the City Clerk.

Section 2. The above-described prezoning shall be conditioned upon the signing by the developer and/or owner of said parcels prior to the effective date hereof, of an agreement with Lodi Unified School District for the provision of school facilities funding. Failure to execute such agreement shall delete the parcel(s) subject thereto from the effects of this ordinance.

Section 3. The alterations, changes, and amendments of said Official District Map of the City of Lodi herein set forth have been approved by the City Planning Commission and by the City Council of this City after public hearings held in conformance with provisions of Title 17 of the Lodi Municipal Code and the laws of the State of California applicable thereto.

Section 4. All ordinances and parts of ordinances in conflict herewith are repealed insofar as such conflict may exist.

Section 5. This ordinance shall be published one time in the "Lodi News Sentinel", a daily newspaper of general circulation printed and published in the City of Lodi and shall be in force and take effect thirty days from and after its passage and approval.

Approved this ____ day of _____, 1995

STEPHEN J. MANN
Mayor

Attest:

JACQUELINE A. TAYLOR
Acting City Clerk

State of California
County of San Joaquin, ss.

I, Jacqueline L. Taylor, Acting City Clerk of the City of Lodi, do hereby certify that Ordinance No. 1615 was introduced at a regular meeting of the City Council of the City of Lodi held April 19, 1995 and was thereafter passed, adopted and ordered to print at a regular meeting of said Council held _____, 1995 by the following separate vote for:

I further certify that Ordinance No. 1615 was approved and signed by the Mayor on the date of its passage and the same has been published pursuant to law.

JACQUELINE L. TAYLOR
Acting City Clerk

Approved as to Form:

BOB W. McNATT
City Attorney



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Consider the Planning Commission's Recommendation to Approve the Request of J. Jeffrey Kirst and Angelos Parisi to Prezone 3921 and 3953 East Harney Lane (APN's 062-290-10 and 11) to R-2, Single-Family Residential, and Portions of the Parcel at 3883 East Harney Lane (APN 062-290-09) to R-2, Single-Family Residential, R-MD, Medium Density Multiple Family Residential and C-S, Commercial Shopping.

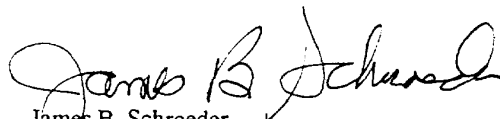
MEETING DATE: April 19, 1995

PREPARED BY: Community Development Director

RECOMMENDED ACTION: that the City Council consider the Planning Commission's recommendation to approve the request of J. Jeffrey Kirst and Angelos Parisi to prezone 3921 and 3953 East Harney Lane (APN's 062-290-20 and 11) to Single-Family Residential, and portions of the parcel at 3883 East Harney Lane (APN 062-290-09) to R-2, Single-Family Residential, R-MD, Medium Density Multiple Family Residential and C-S, Commercial Shopping.

BACKGROUND INFORMATION: See Public Hearing F.I.

FUNDING: Application fees.


James B. Schroeder
Community Development Director

JBS/ck

APPROVED: 

THOMAS A. PETERSON
City Manager



recycled paper

CCCD9512.DOC

CC-1

ORDINANCE NO. 1616

AN ORDINANCE OF THE LODI CITY COUNCIL
AMENDING THE OFFICIAL DISTRICT MAP OF THE CITY OF LODI
AND THEREBY PREZONING THE PARCELS LOCATED AT
3921 AND 3953 EAST HARNEY LANE (APN'S 062-290-10 AND 11) TO R-2,
SINGLE-FAMILY RESIDENTIAL, AND PORTIONS OF THE PARCEL LOCATED
AT 3883 EAST HARNEY LANE (APN 062-290-09) TO R-2, SINGLE-FAMILY
RESIDENTIAL, R-MD, MEDIUM DENSITY MULTIPLE FAMILY RESIDENTIAL
AND C-S, COMMERCIAL SHOPPING WITH A CONDITION RELATING
TO SCHOOL FACILITIES FUNDING

BE IT ORDAINED BY THE LODI CITY COUNCIL AS FOLLOWS:

Section 1. The Official District Map of the City of Lodi adopted by Title 17 of the Lodi Municipal Code is hereby amended as follows:

The parcels located at 3921 AND 3953 (APN's 062-290-10 and 11) are hereby prezoned to R-2, Single-Family Residential, and portions of the parcel located at 3883 East Harney Lane (APN 062-290-09) to R-2, Single-Family Residential, R-MD, Medium Density Multiple Family Residential and C-S, Commercial Shopping, as shown on the Vicinity Map, on file in the office of the City Clerk.

Section 2. The above-described prezoning shall be conditioned upon the signing by the developer and/or owner of said parcels prior to the effective date hereof, of an agreement with Lodi Unified School District for the provision of school facilities funding. Failure to execute such agreement shall delete the parcel(s) subject thereto from the effects of this ordinance.

Section 3. The alterations, changes, and amendments of said Official District Map of the City of Lodi herein set forth have been approved by the City Planning Commission and by the City Council of this City after public hearings held in conformance with provisions of Title 17 of the Lodi Municipal Code and the laws of the State of California applicable thereto.

Section 4. All ordinances and parts of ordinances in conflict herewith are repealed insofar as such conflict may exist.

Section 5. This ordinance shall be published one time in the "Lodi News Sentinel", a daily newspaper of general circulation printed and published in the City of Lodi and shall be in force and take effect thirty days from and after its passage and approval.

Approved this ____ day of _____, 1995

STEPHEN J. MANN
Mayor

Attest:

JACQUELINE A. TAYLOR
Acting City Clerk

State of California
County of San Joaquin, ss.

I, Jacqueline L. Taylor, Acting City Clerk of the City of Lodi, do hereby certify that Ordinance No.1616 was introduced at a regular meeting of the City Council of the City of Lodi held April 19, 1995 and was thereafter passed, adopted and ordered to print at a regular meeting of said Council held _____, 1995 by the following separate vote for:

I further certify that Ordinance No. 1616 was approved and signed by the Mayor on the date of its passage and the same has been published pursuant to law.

JACQUELINE L. TAYLOR
Acting City Clerk

Approved as to Form:

BOB W. McNATT
City Attorney